

ADDRESS: 448 ADAMS POINT COURT

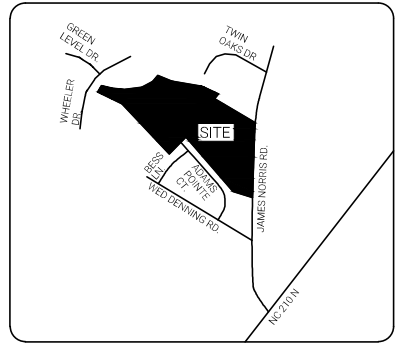
MAP BOOK 2023, PG'S 248-249

AREA: 36,522 S.F. ~ 0.838 ACRES

Curve	Radius	Length	Chord	Chord Bearing
C1	255.00'	77.16'	76.86'	N 55°23'18" W
C2	20.00'	17.45'	16.90'	N 39°03'31" W
C3	50.00'	9.51'	9.50'	N 19°30'36" W

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'



VICINITY MAP - NTS

SITE DATA TABLE:

ZONING: RA-30
 ZONING CONDITIONS: RESIDENTIAL
 OVERLAY DISTRICT: SINGLE FAMILY
 CURRENT USE: VACANT

BUILDING SETBACKS:

FRONT 35'
 SIDE 10'
 CORNER 20'
 REAR 25'
 MAX BLDG HGT 35'

IMPERVIOUS CALCULATIONS:

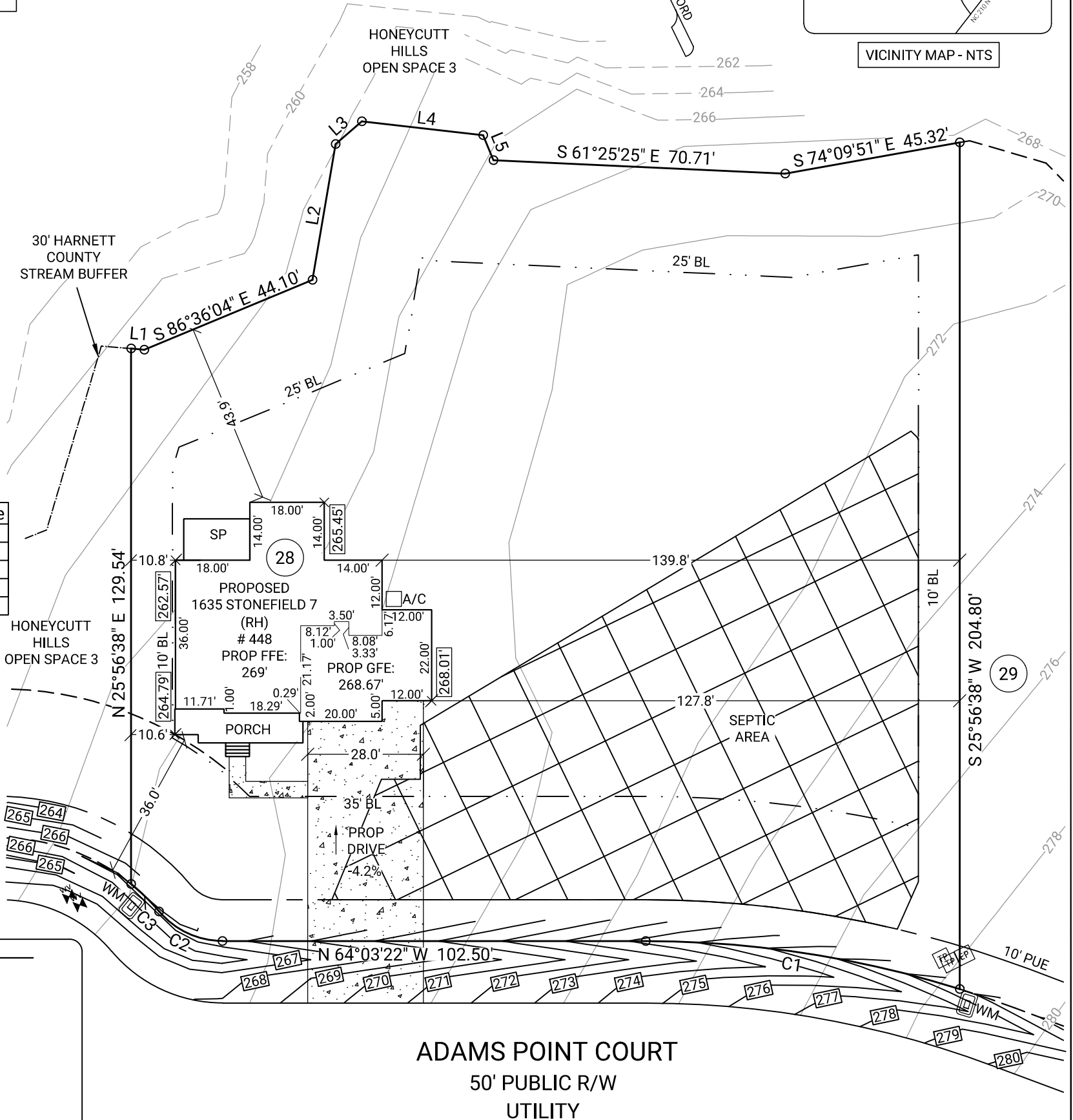
MAX IMP % 36 %
 LOT AREA 36,522 SF
 MAX IMP AREA 13,148 SF
 PROPOSED AREAS:
 SLAB (HOUSE/POR) 2,794 SF
 DECK/PAT/AC 13 SF
 DRIVE/WALK 1,638 SF
 TOTAL IMP 4,445 SF

FRONT YARD COVERAGE:

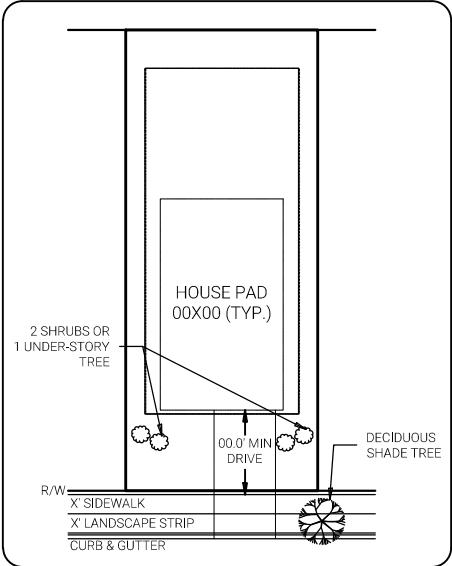
YARD 12,361 SF
 FLATWORK 2,058 SF
 COVERAGE 16.6 %

FLOOD NOTE: This property lies within flood zone "X" according to FEMA FIRM# 3720066200J, effective on 10/3/2006.

Line	Bearing	Distance
L1	S 59°13'19" E	3.20'
L2	N 35°36'46" E	33.30'
L3	N 74°57'38" E	8.40'
L4	S 57°33'06" E	29.53'
L5	S 03°21'26" W	6.54'



**ADAMS POINT COURT
50' PUBLIC R/W
UTILITY**



REVISION CHART

09/05/2024	HOUSE MOVE
09/11/2024	FFE AND GFE UPDATED

LEGEND	WM Water Meter	DE Drainage Easement
BL Building Line	WV Water Valve	MH Manhole
PDE Private Drainage Easement	PAT Patio	PIN Parcel Identification Number
FFE Finished Floor Elevation	PUE Public Utility Easement	HGT Height
A/C Air Conditioning	GBL Garage Building Line	AVG Average
CI Curb Inlet	SSMH Sanitary Sewer Manhole	FY Front Yard
R/W Right of Way	SP Screened Porch	IMP Impervious
P Porch	PROP Proposed	NTS Not to Scale
EP Electric Pedestal	N/F Now or Formerly	P.999 Proposed Grade
TP Telephone Pedestal	TBOX Telephone Box	999 Existing Grade
CO Clean Out	CATV Cable TV	Front Grassed Area
PD Proposed Drive	GFE Garage Floor Elevation	

DEVELOPER:

DRB Homes
 3000 RDU Center Drive, Suite 202
 Morrisville, NC 27560
 Phone: 919-747-4970

HOUSE PLAN INFO (FOR CLIENT USE)

PLAN NAME: _____
 STORIES: ____ FOUNDATION: SLAB CRAWL BSMT
 FACADE: VINYL HARDY BRICK STONE OTHER
 PLAN OPTIONS: _____
 SLAB SF: ____ TOTAL SF: ____ MEAN HEIGHT: ____

GENERAL NOTES: No field work has been performed. This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

**SUB: Honeycutt Hills
 LOT: 28**
 Angier, Harnett County, North Carolina

SITE PLAN FOR:

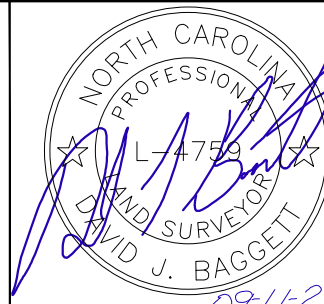


DRB GROUP OF NORTH CAROLINA, LLC.

PLAT DATE: 09/11/2024
 20240902882 DRB_RAL FC: N/A



Corporate Headquarters:
 1735 North Brown Road, Suite 400
 Lawrenceville, GA 30043
 866.637.1048
 FIRM LICENSE: F-1461



REVISION CHART

1	08/31/24	SITE PLAN
2	09/05/24	HOUSE MOVE
3	09/11/24	FFE AND GFE UPDATED
4	00/00/24	—
5	00/00/24	—
6	00/00/24	—
7	00/00/24	—
8	00/00/24	—
9	00/00/24	—